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Oakland. Office of Community Development.

[Invitation to citizens, neighborhood organizations ...]



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CITY OF OAKLAND



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Office of Community Development

July 28, 1978

TO: ALL CITIZENS
COMMUNITY DEVELOPMENT DISTRICT BOARDS
COMMUNITY ORGANIZATIONS

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In past years, you, the citizens of Oakland involved in Community Development affairs have contributed many hours of valuable personal time. Your participation has made possible a workable and responsive system of allocating CD funds to the various districts of Oakland.

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The work of community development, however, continues to challenge all of us. And so, with this letter the Office of Community Development is once again inviting citizens, Neighborhood Organizations and CD District Boards to submit recommendations for programs and projects in the forthcoming Fifth Year. Additionally, we are asking you to give thought, consideration, and input into a Three Year Plan.

The situation this year calls for very careful planning, and probably for some hard decisions. There is less total money to allocate, and more funds appear to be "locked-in" to existing programs. Nevertheless, your opinions and views on the merits of alternative programs and new strategies are needed. We are, therefore, listing below:

- . the types of community development programs that are being carried out at the present time
- . the amount of funding that is expected to be granted to the City, and
- . how much of that amount is needed to maintain existing programs, or as we stated "locked-in".

The Three Year Plan

In addition to the Fifth Year Application, this year the City must also prepare a Three Year Plan that will summarize the City's community development and housing needs. It must contain a strategy for revitalization of neighborhoods, a community-wide strategy to improve housing conditions, and a strategy for economic development. The Plan is to include a tabular summary of projects and their effects on the budgets over the next three years. Your input should, therefore, assume that there will be approximately \$11 million of funding for each of the next three years--1979 through 1982.

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ONGOING PROGRAMS

Housing Programs

Housing programs are estimated to need \$4.6 million each year to maintain present levels of service. These Housing Programs for Oakland include:

- A. Loan Programs, Housing Programs, and Allied Housing services
 - Municipal Loan Programs
 - a. interest-bearing direct loan
 - b. deferred payment loan
 - . Marks-Foran
 - . "312" Program
 - . CHFA Mortgage Assistance
 - . SAMCO
 - . Cal-Vet
 - . NHS
- B. Home Management
- C. Urban Homesteading
- D. Paint Programs
 - 1. Free Painting
 - 2. Self-Help Paint
- E. Weatherization
- F. Home Repair
- G. Oakland Better Housing
- H. B of A/CIRP (City Improvement and Restoration Program)
- I. Vacant Housing
- J. Grove Shafter Replacement Housing
- K. City Center Replacement Housing
- L. Relocation
- M. Property Management and Maintenance

Neighborhood Programs

Community Facilities and Environmental Improvements which have varying degrees of commitment and support from community groups and City Council will need between \$1 million and \$3.5 million, in the Fifth Year. The following years' budgets will reflect completion costs and extent of projects decided upon this year. Some of the major facilities before us include:

North Oakland

- . Grove Street Campus
- . Temescal Creek
- . Linden Street

West Oakland

- . Curbs, Gutters, and Sidewalks

Chinatown/Central

- . Senior Center
- . East Bay Asian Local Development Corporation

San Antonio

- . East Peralta; Curbs, Gutters, and Sidewalks

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Neighborhood Programs (Continued)

Fruitvale

- . Peralta Hacienda Historical Park
- . Sanborn Park/Sausal Creek

Central East Oakland

- . San Antonio Villa Park
- . Coliseum; Curbs, Gutters, and Sidewalks

Elmhurst

- . Swimming Pool

Other ongoing Neighborhood Programs identified by the Community Development Districts include:

- . Handicap Barrier ramping
- . Public Services Facilities Rehabilitation
- . Library Relocation and Improvements
- . Street Trees
- . Traffic Signals
- . Community Gardens
- . Street Resurfacing

It should be noted that the City must regard all new developments with special consideration for maintenance costs--that is who pays and how much will it cost the City to maintain these services. This is especially critical because of reduced revenues as a result of the Jarvis-Gann Amendment. Citizens should be aware that mini-parks especially have an extremely high per square foot maintenance cost and are not recommended by staff for funding out of the Fifth Year Allocation. Likewise, Community Gardens entail a great deal of time and supervisory labor costs, and are, therefore, discouraged.

Economic Development Programs

In the Fourth Year, \$3.7 million of Community Development Block Grant funds have been allocated for economic development projects. These projects include:

- . continuation of the Commercial/Industrial Rehabilitation Loan Program to provide low-cost loans for business expansion and modernization in the seven CD Districts
- . continuation of commercial revitalization activities in the Elmhurst NDP area and in five other commercial areas throughout the CD districts
- . provision of technical and management assistance to individual businesses, and
- . completion of property acquisition and site improvements for the Chinatown commercial redevelopment projects.

Since the new CDBG guidelines allow for greater flexibility in the funding of economic development activities, other project ideas that might be proposed for future funding (in addition to the possible continuation of successful

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Economic Development Programs (Continued)

Fourth Year Activities) include:

- . creation of a revolving loan fund to provide working and venture capital loans for neighborhood commercial establishments
- . creation of a program to develop community-based supermarkets in neighborhoods that lack adequate facilities
- . establishment of a land bank to provide needed land for industrial expansion, and
- . provision of environmental improvements in older industrial districts such as the Linden Street Area of North Oakland and the Coliseum Industrial Complex.

New Programs

For the Three Year Plan especially, new programs should be considered: they include new economic development programs, expanded housing services, as well as expansion of geographic areas for delivery of current housing services, perhaps a limited number of new community facilities, including relocation and/or rehabilitation funds to improve the quality of delivery of library services. New Public Works projects include House Sewer Reconstruction, and school area traffic signals.

Staffing and Contingencies

Current staffing levels for Program Management and Citizen Participation require a \$1.5 million portion of the budget. In addition, a Contingency Fund of at least \$500,000 is recommended for good program implementation practice.

Available Funding

The amount of funding available for new programs over the next three years is, therefore, relatively limited--an amount ranging from zero to \$2.5 million. Your input should address not only programs you want to see maintained, but also new programs or new combinations of programs in special neighborhoods.

The Next Several Weeks

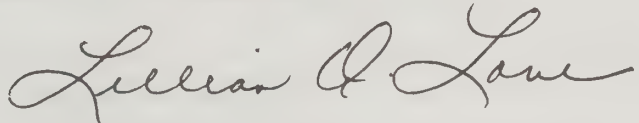
In the next several weeks the Office of Community Development, as shown on the attached Calendar, will be preparing alternative budgets for recommendations to be made to the City Council. Your input will help us in making

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The Next Several Weeks (Continued)

those recommendations to the Mayor and Council which best serve the neighborhoods of this City. To assist you in making your recommendations, an Input Form is enclosed. Your input will be acknowledged in letter form, but you may also wish to participate in the coming meetings and public hearings. For those meeting dates, please consult the Calendar. Also, please note that the first deadline for submitting input is September 1, 1978.

I look forward to working with you, and wish to again express my appreciation for your continued interest in Community Development.



LILLIAN Q. LOVE
Chairperson, Community Development
Advisory Commission



ELDRIDGE GONAWAY
Director, Office of
Community Development

Attachments

APPROVED CALENDAR
for
Preparation of Fifth Year CD Application

The Calendar establishes the dates for the proper sequence of events which will lead to the development of the fifth year CD Application. The fifth year Application will include these basic components:

Three Year Plan - a comprehensive strategy to address neighborhood revitalization, housing and economic development.

Annual Program - description of projects and activities to be carried out in the fifth year within the context of the Three Year Plan.

Housing Assistance Plan - A three year, as well as an annual plan which identifies number of units or persons to be assisted, location and types of services and programs to be delivered.

In order that citizens are provided an adequate opportunity to participate in an advisory role, the Calendar provides that adequate and timely information is distributed, that input of citizens will be recognized, and that three types of public hearings are scheduled, as required by Federal regulations.

CALENDAR REVIEW

- | | |
|--------------------|--|
| April 7
Fri. | Staff sends initial draft of proposed Calendar to District Chairpersons and CDAC. |
| April 12 | Staff reports to CDAC that a revised Calendar will be available for their April 26 regular meeting. |
| April 20
Thurs. | Staff sends revised Calendar to District Boards and CDAC. |
| April 26
Wed. | CDAC approves Calendar. CDAC requests a City Council Public Hearing on July 11 to obtain views of citizens on community development and housing needs and priorities, and on October 31 to hear public testimony on First Draft. |

PRELIMINARY ACTIVITIES

- | | |
|------------------------|--|
| April 28
Fri. | Staff sends informational packet to citizens, neighborhood organizations, District Boards and City Council. Informational packet includes: 1) the Calendar, 2) a summary of eligible and ineligible activities, 3) an estimate of Block Grant Funds available, and 4) a summary of other important program requirements. |
| May 1
to
July 11 | District Boards review informational packet, in preparation for City Council Public Hearing on July 11. |
| June 8
Thurs. | Official CDAC Public Hearing on Annual Grantee Performance Report. This public hearing provides citizens an opportunity to offer comments to the CDAC on progress and performance of ongoing programs. Room 115, City Hall, 7:30 p.m. |

Approved Calendar

- July 17 18 Official Council Public Hearing to obtain views of citizens on
Tues. community development and housing needs and priorities. (The
7:30 p.m. Council may wish to set a Work Session at this time.) Council Chambers.
- July 14 Staff sends out invitation for input to CD program. Invitation includes
Fri. input form for citizens groups, agencies, organizations, City
departments. Input will be duplicated and sent to District Boards
for discussion and recommendations on specific projects.
- July 15 to Acknowledgment letters mailed to citizens, citizens groups, agencies,
Sept. 1 organizations and City Departments within 15 working days of receipt.
- Sept. 1 First deadline for submission of input from District Boards, City
Fri. Departments on specific programs.
- Sept. 5 Special Work Session of District Chairpersons to report on District
Tues. Boards recommendations and to consider program allocations.
- Sept. 13 Director confers with City Manager on first draft budget allocations.
Wed.
- Sept. 22 Staff distributes First Draft Fifth Year CD Application for public
Fri. review, information to City Council.

FIRST DRAFT PUBLIC REVIEW

- Oct. 10 District Chairpersons regular meeting: discussion in preparation for
Tues. Public Hearing on October 11, 1978.
- Oct. 11 1) CDAC Regular Meeting: discussion of application in anticipation of
Wed. Public Hearing that evening. 4:00 p.m., OCD Conference Room.
- 2) CDAC Public Hearing 7:30 p.m., Room 115, City Hall. Priority given
to remarks by citizens, organizations and public agencies.
- Oct. 17 District Chairpersons Regular Meeting. Discussion of adjustments to be
Tues. made to First Draft Application as a result of October 11 Public Hearing.
- Oct. 18 CDAC Regular Meeting. Commission recommendations on Fifth Year CD
Wed. Application to be made to the City Council.
- Oct. 19 Director confers with City Manager's Office and Department Heads on
Thurs. Fifth Year CD Application.
- Oct. 26 Staff transmits CDAC's recommendations to Council.
Thurs.
- Oct. 31 Official City Council Public Hearing on Fifth Year Community Development
Tues. Application, 7:30 p.m. Council Chambers. Council hears public testimony
and schedules Work Session.
- Nov. 14 Council Work Session. Council deliberates on public testimony received
Tues. at October 31 Public Hearing, and directs staff to prepare Second Draft
Fifth Year Community Development Application.

Approved Calendar

COMPLETED APPLICATION APPROVAL

Dec. 5 Council approves completed fifth year Application (Second Draft)
Tues. and approves initiation of EIR procedures.

4/20/78

INPUT FORM FOR RECOMMENDATIONS
THREE YEAR COMMUNITY DEVELOPMENT AND HOUSING PLAN



Please fill out a separate form for each recommendation you submit, and attach to this any additional description or supporting data.

SUBMITTED BY _____
(PERSON) (ORGANIZATION)

MAILING ADDRESS: _____

1. DESCRIPTION OF RECOMMENDATION: Please indicate location; estimated cost, if known; and any other useful details.

Fifth Year

Sixth Year

Seventh Year

2. DISTRICT BOARD ACTION: Has this recommendation been reviewed by your
District Board? ☐ yes ☐ no If yes, what action did the Board take?

RETURN TO:

Office of Community Development
Dept. of Program Development & Coordination
1333 Broadway - Suite 400
Oakland, CA 94612

INPUT FORM FOR RECOMMENDATIONS
FIFTH YEAR COMMUNITY DEVELOPMENT APPLICATION



Please fill out a separate form for each recommendation you submit, and attach to this any additional descriptions or supporting data.

SUBMITTED BY _____
(PERSON) (ORGANIZATION)

MAILING ADDRESS: _____

1. DESCRIPTION OF RECOMMENDATION: Please indicate location; estimated cost, if known; and any other useful details

2. DISTRICT BOARD ACTION: Has this recommendation been reviewed by your District Board? ☐ yes ☐ no If yes, what action did the Board take?

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